

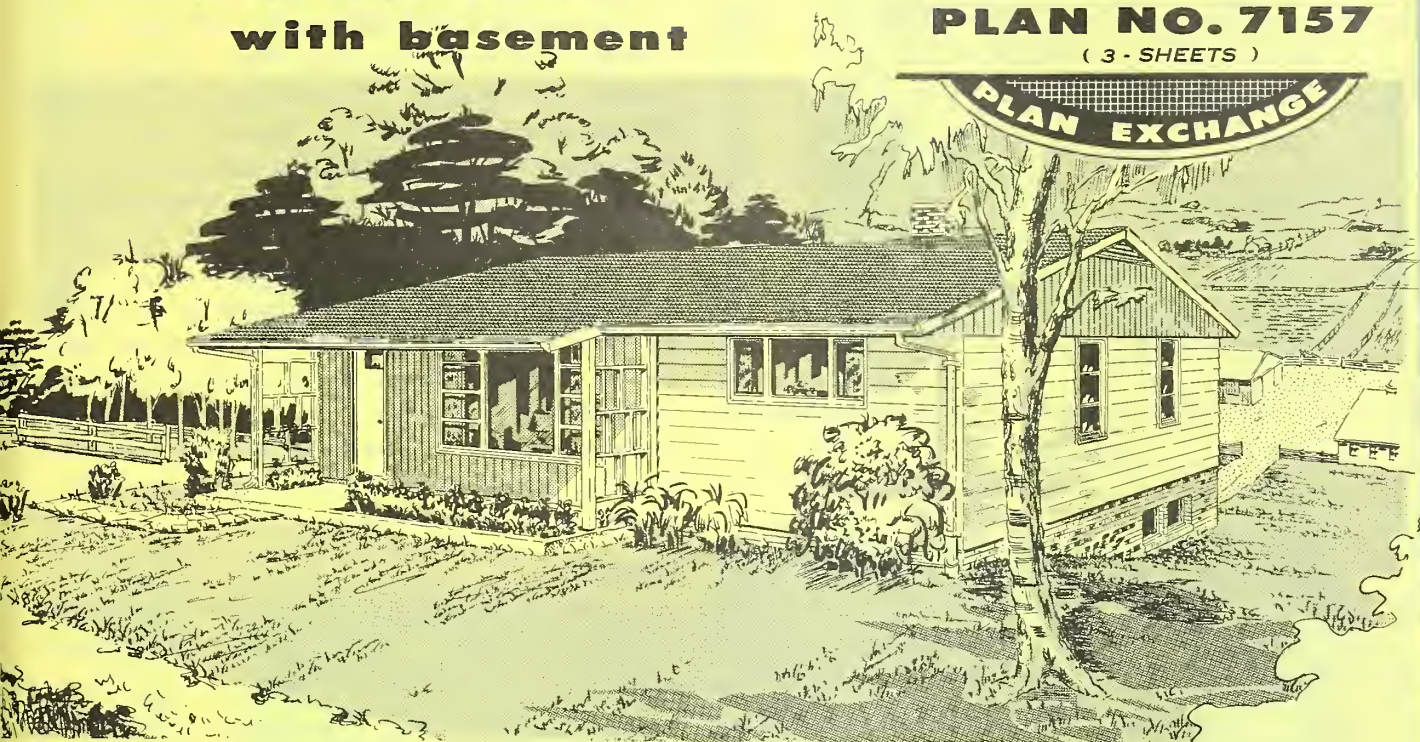
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2 - Bedroom FARMHOUSE with basement

COOPERATIVE
FARM BUILDING
PLAN NO. 7157
(3 - SHEETS)

PLAN EXCHANGE



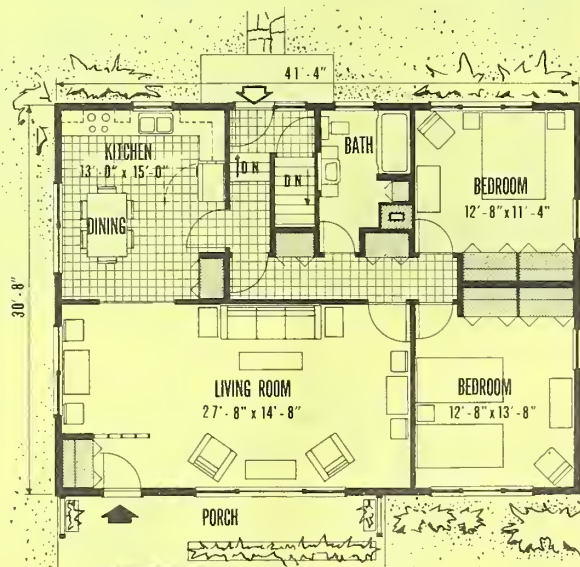
With careful planning of the basement area, this modest house can fulfill the space needs of families normally needing three or four bedrooms. If the climate and the slope and drainage of the site location permit a dry, well-ventilated, and naturally lighted basement, the area is suitable for extra bedrooms, a farm office, and sewing, laundry, or recreation space.

The house is shown on a finished grade which slopes 2 feet downward from the front to the rear. The rear entrance at grade level is 4 steps below the first floor and 10 steps above the basement floor.

All rooms can be reached from the back entrance without going through the living room or the kitchen work area. The bathroom is located conveniently to the back door, the bedrooms, and the kitchen work area.

The main dining area in the kitchen may be supplemented with a dropleaf table placed in one end of the living room.

Plan 7158 shows a slab-on-grade house similar to this one. A workroom is planned in the space used by the stair well and rear entrance platform of this house.



PLAN

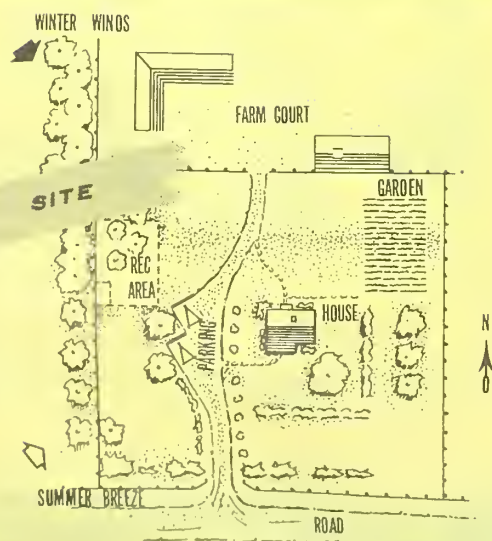
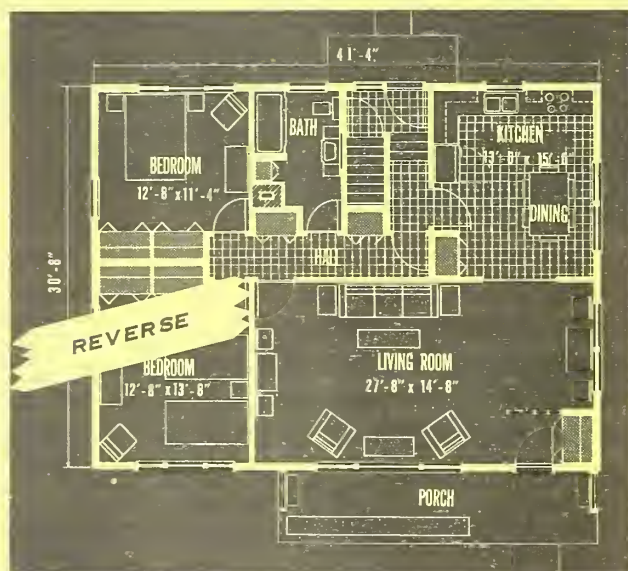
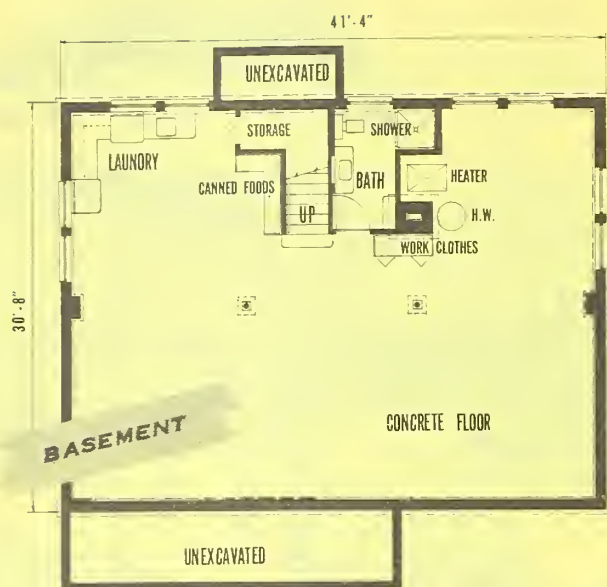
0 5 10
SCALE IN FEET

	Square feet
Living area.....	1,268
Porches.....	200
Basement.....	1,268

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BASEMENT:

A suggested location for the laundry and bath in the basement shown at the left indicates where plumbing may be roughed in when the house is constructed. The plumbing fixtures may be added later. A 6 x 4-inch beam of steel weighing 12 pounds per foot supports the overhead joists. The two columnar supports for this beam must be considered in planning arrangements of other partitions that may be added to form desired basement rooms.

If the basement is to be used as living space, a type of heating which keeps the floor warm in the winter and some insulation to keep the floor dry in the summer are desirable. The amount of peripheral and floor insulation needed depends on the temperature-humidity balances between the outside air and the basement. In humid regions, special insulation or use of a dehumidifier should be considered.

REVERSE:

The plan can be reversed without change in any area including the kitchen. These same working drawings may be used to construct the reverse.

SITE:

The wide roof overhang and the front porch shade the living room and bedroom windows in the summer if the house faces south. Shade trees on the west would materially reduce the radiant energy intake of the west wall and help to keep the interior cool in the summer. On the reverse plan, shade trees would be important on both the east and west sides.

Complete working drawings may be obtained through your county agent or from the Extension agricultural engineer at most State agricultural colleges. There is usually a small charge.

ORDER PLAN NO. 7157. 2-BEDROOM FARMHOUSE with Basement

If working drawings of this plan are not available in your State, write to the U.S. Department of Agriculture, Agricultural Engineering Research Division, Plant Industry Station, Beltsville, Md. The U.S. Department of Agriculture does not distribute drawings, but will direct you to a State that does distribute them.

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